Davidson County DEEDWARR
Recvd: 09/05/01 17:41 2pgs
Fees:13.00 Taxes:118.40

20010905-0096455

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Donald R. Swartz, et ux P. O. Box 291343 Nashville, TN 37229-1343	Same as New Owner	Map 53-03 Parcels 215

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MARY F. TANKERSLEY, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto DONALD R. SWARTZ and wife, TERRY KELLER SWARTZ, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 158 of Section "B", Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded July 16, 1948, in Book 1424, page 67, Register's Office for Davidson County, Tennessee; fronting 56.2 feet on Overton Street, containing 0.11 acres, more or less.

BEING the same property conveyed to Mary F. Tankersley, a single person, by Executor's Deed from Alice Burke and Mary Tankersley, Co-Executors of the Estate of Alonzo Bolton, of record in Instrument No. 20010618-0064221, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1306 Overton Street, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2001, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 1424, page 67, said Register's Office.

3. Subject to right of way easements of record in Book 626, page 556, Book 662, page 743 and Book 1643, page 311, said Register's Office.

4. Subject to Utility Easement of record in Book 1424, page 67, said Register's Office.

And, I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

MARY F. TANKERSLEY, a single woman

"GRANTEES"

DONALD R. SWARTZ

TERRY KELLER SWARTZ

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY F. TANKERSLEY, a single woman, and DONALD R. SWARTZ and wife, TERRY KELLER SWARTZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 31st day of August, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $32,000.00.

Affiant

Sworn to and subscribed before me, this the 31st day of August, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001